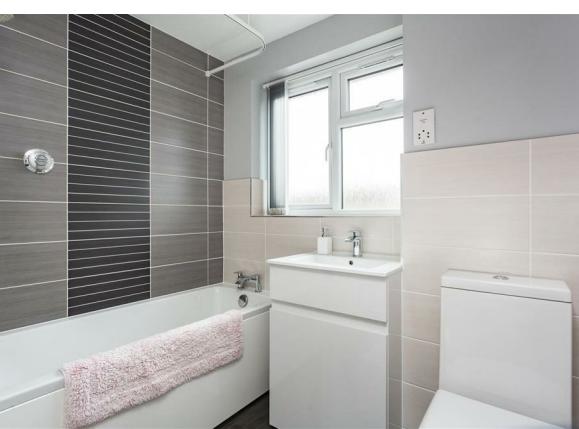




**Landsdown Way, Haxby, York**  
**Asking Price £475,000**

\*\*\*\*\* PERFECT FAMILY HOME \*\*\*\*\*

This impressive four bedroom detached family home in a sought after quiet cul-de-sac of Haxby offers spacious and immaculately presented living accommodation with off street parking and front and rear gardens.



## Accommodation

The property is entered via a UPVC double glazed front door, into a welcoming entrance hall with radiator.

The hall Leads through to a spacious lounge with windows to both the front and rear allowing natural light to flood the room. The lounge benefits from double radiators beneath each window and features a gas fireplace with marble back and hearth, complemented by a surround.

The lounge leads through to an inner hallway, which provides access to a uPVC double-glazed rear door opening onto the private rear garden. Off the hallway is a downstairs WC, comprising a radiator, part-tiled walls, bathroom cabinet and extractor fan.

From the hallway, access leads into a recently modernised fitted kitchen offering ample floor to ceiling storage and generous worktop space.

The kitchen is well equipped with a range of integrated appliances, including a dishwasher, washing machine, integrated fridge freezer with larder unit, A Neff eye level double oven, and an induction Neff hob with splash back.

The kitchen also houses a gas combi boiler that has recently been installed in 2021. The room is finished with laminate wood effect flooring, plinth heating and dual lighting.

From the kitchen flows a generously sized dining room, seamlessly connected to create an ideal space for entertaining.

To the first floor are four well-proportioned bedrooms providing ample accommodation. All bedrooms are served with an modern immaculately presented family bathroom with inset bath, wall mounted shower, sink with built in storage cupboard and low flush WC. also benefits from towel rail with dual heating controls.

The Landing leads to a loft hatch which provides a ladder to access a boarded loft and light included.

## To The outside

The property sits on a good-sized plot with front and rear gardens predominately laid to lawn.

The rear garden offers a good degree of privacy and features a patio ideal for entertaining, additionally built porch over the rear door, enhanced with mature borders, fenced boundaries, a useful storage shed and an over sized single garage with light and power.

## Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

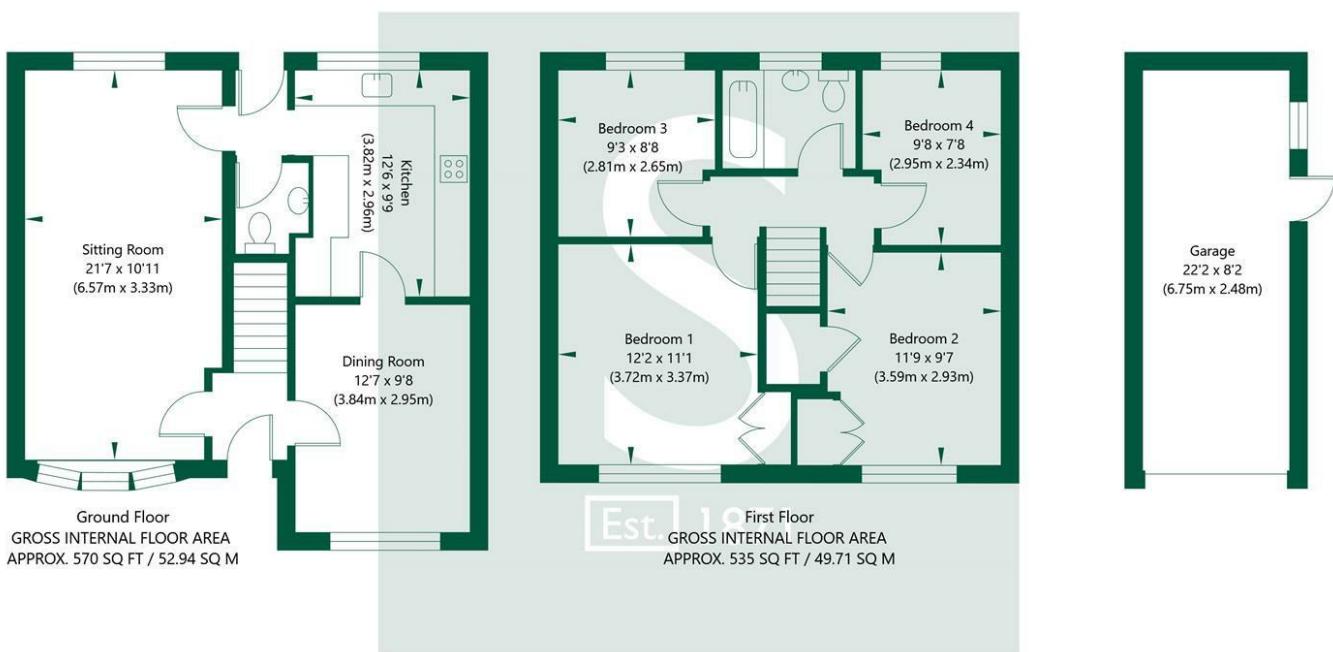
Broadband: up to 1600 Mbps\*

EPC Rating: C

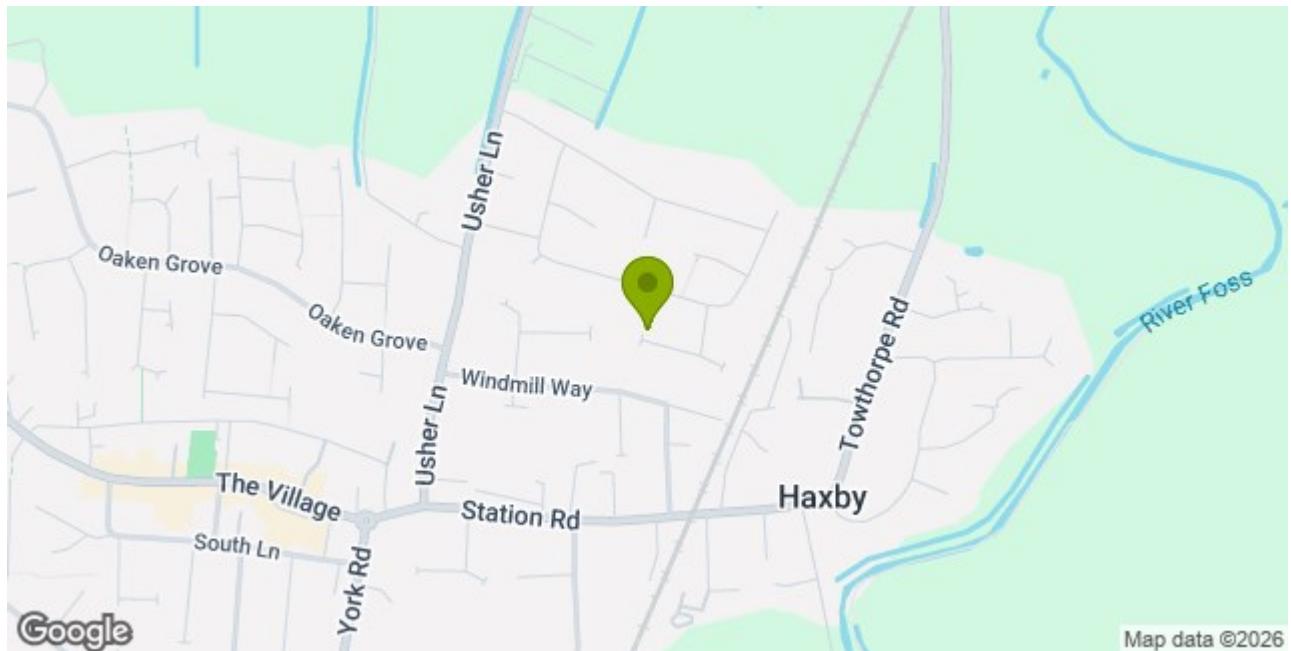
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1105 SQ FT / 102.65 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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